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March 8, 2016

**VIA ELECTRONIC MAIL ONLY**

[jziegler@westmont.il.gov](mailto:jziegler@westmont.il.gov)

Jill Ziegler  
Community Development Director  
Village of Westmont  
31 W. Quincy Street  
Westmont, IL 60559

***Re: Village of Westmont Planning and Zoning Commission  
Proposed Amendment to Appendix A, Section 7.06 of the Westmont Zoning Code,  
Hilton Oak Brook Hills Resort & Conference Center Proposal***

Dear Ms. Ziegler,

As you know, our office represents the Residences of Oak Brook Hills Condominium Association ("Association"). On behalf of the Association, I would like to thank you and the other Village of Westmont ("Village") officials for taking the time to discuss with us the above referenced amendment and the proposed development by the ownership of the Hilton Oak Brook Hills Resort & Conference Center ("Hilton"). While the Association does not necessarily oppose the amendment and proposed development of the apartment complex, the Association does believe that consideration of the proposed amendment is premature at this time.

According to Section 7.06 of the Village's Code, the intent and purpose of the B-3 district is to provide for combining of hotel/motel, office, research and recreation, with secondary retail and service uses to serve the development. Moreover, the code specifically states that secondary retail or service establishments are "permitted in order to reduce dependence of occupants of the special development district upon goods and services outside of the district, and thereby reduce traffic congestion in such areas of intensive development." See 7.06 of the Village Code. Currently, the B-3 district also allows for "special uses" that do not fall under the primary uses delineated, or the secondary retail or services establishments. These special uses are specifically identified as: helipads; villas operated as hotels/motels; dwelling units not to exceed two for use of management; security

and/maintenance staff in conjunction with hotel/motel or golf course, public/private schools or colleges; and freestanding antennas and towers.

Because residential uses are not currently permitted in a B-3 zoned district, and because such use would directly conflict with the purpose and intent of a B-3 zoned district, the Association believes further analysis and study must be performed and considered prior to amending the Village's code. Specifically, it is the Association's position that it is premature to amend the code to consider allowing residential uses in the B-3 zoned district prior to the Village and commission fully reviewing and analyzing the documentation provided by the developer that may addresses the relative impact of residential use on traffic, parking and the marketability of the surrounding area. Only after the Village has completed this due diligence inquiry would it be just and proper to consider amending the zoning code.

Please know that our office, on behalf of the Association, plans to attend the public hearing on March 9, 2016 to directly express the above concerns and premature nature of the proposed amendment. Should you should have any questions in the meantime, please do not hesitate to contact me. Thank you again for your time and courtesy in this matter.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Gabriella", followed by a long horizontal flourish.

GABRIELLA R. COMSTOCK  
Attorney At Law

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